

Continuing the Conversation and Implementing the Plan

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This chapter addresses the desire of many Gallatin Gateway residents to have increased say in the future of their community. It shall be the policy of the Gallatin Gateway community and Gallatin County to actively engage citizens in the long-range planning process. The Gallatin Gateway community's commitment to active citizen participation is affirmed by the extensive program of involvement used to develop this plan. The strategies for continuing implementation of this policy are:

7.1 Zoning District Formation

7.2 Sewer and Water District Formation

7.3 Development Review Board

7.4 Concurrency of Development and Infrastructure

7.5 A Return to the Vision and Guiding Principals

Policy 7.1 Zoning District Formation

The Gallatin Gateway community and Gallatin County will adopt a zoning district and regulation to implement the goals and policies of the community plan.

Many of the goals and policies of the Gallatin Gateway community plan call for specific development standards to be adopted. The community and Gallatin County will draft a zoning regulation specifically designed to implement the community plan. After adoption of the community plan, the County Commission will formally appoint a citizen board (comprising residents of the Gallatin Gateway jurisdiction) to work with planning staff to draft a zoning regulation.

Policy 7.2 Sewer and Water District Formation

The Gallatin Gateway community and Gallatin County will jointly explore options to form a water and sewer district.

As stated in Policy 3.3, community water and sewer infrastructure in the historic Town Core will implement several guiding principles of the plan. While sewer and water infrastructure can be provided in several ways, many residents have expressed interest in the options for increased local control offered by a public

district. After adoption of the plan, residents of the community and Gallatin County commit to exploring options to provide community water and sewer, ideally in the form of a public district.

Policy 7.3 Development Review Board

Gallatin County will appoint a Development Review Board, comprised of Gallatin Gateway residents, for the Gallatin Gateway jurisdiction to ensure new development reflects the goals and policies of this plan.

New development within the Gallatin Gateway planning jurisdiction will continue to be reviewed by the Gallatin County Commission for compliance with the Gallatin Gateway Community Plan and any other applicable regulations, such as future zoning regulations and the Gallatin County Subdivision Regulations. To provide guidance to this process, the Commission will appoint a Development Review Board to review all developments for compliance with the adopted plan.

Policy 7.4 Concurrency of Development and Infrastructure

New development shall be required to include necessary infrastructure concurrent with the impacts and demands of new development

As discussed throughout this plan, mitigation of development's impact on existing infrastructure is an important goal of the Gallatin Gateway community. As development proceeds within the Gallatin Gateway planning jurisdiction, new development shall demonstrate that all infrastructure (public facilities and services) needed to accommodate the impact of new development shall be provided and available at the time those impacts occur.

New development shall be evaluated on the basis of its impact on roads, sewer/treatment facilities, water supply/distribution, schools, fire, and police protection. All projects will be submitted for review to the appropriate service provider or special district to confirm the projected impacts of the proposed development, the existing level of service, and the availability of service capacity.

Additionally, Gallatin County will consider adoption of impact fees in the Gateway area to mitigate impacts of new development on existing residents.

Policy 7.5 A Return to the Vision and Guiding Principles

This plan ends with a reminder that, while this is the first community plan for the Gallatin Gateway area, it was written on a foundation of Guiding Principles obtained through an inclusive process involving several hundred individuals. As the community continues to grow and change, decisions that affect the area should be weighed with those Guiding Principles and the planning policies in mind. Likewise, as the discussion about Gallatin Gateway continues and the plan evolves over time, that vision should continue to serve as the foundation for future community conversation.